

030.A

0003

0017.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

652,500 / 652,500

USE VALUE:

652,500 / 652,500

ASSESSED:

652,500 / 652,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HARLOW ST, ARLINGTON

## OWNERSHIP

Owner 1:	MCCABE-GOLDEN MARY	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	61 HARLOW ST #2		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MCCABE-GOLDEN MARY -

Owner 2: GOLDEN SERGE M -

Street 1: 61 HARLOW ST #2

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Vinyl Exterior and 1315 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7214																

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	652,500			652,500			220738
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/02/18		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	652,500	0	.	.	652,500		Year end	12/23/2021
2021	102	FV	633,300	0	.	.	633,300		Year End Roll	12/10/2020
2020	102	FV	623,600	0	.	.	623,600	623,600	Year End Roll	12/18/2019
2019	102	FV	603,200	0	.	.	603,200	603,200	Year End Roll	1/3/2019
2018	102	FV	532,600	0	.	.	532,600	532,600	Year End Roll	12/20/2017
2017	102	FV	484,800	0	.	.	484,800	484,800	Year End Roll	1/3/2017
2016	102	FV	532,200	0	.	.	532,200	532,200	Year End	1/4/2016
2015	102	FV	490,200	0	.	.	490,200	490,200	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MCCABE-GOLDEN M	70114-292		10/23/2017	Convenience		1	No	No		14538
MCCABE MARY	48680-221		12/18/2006	Family		1	No	No		
BURKE JR PAUL	32040-459		11/17/2000		339,000	No	No	4		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/2/2018											DGM	D Mann
1/28/2016											PC	PHIL C
5/30/2001											PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:																				
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																				
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																				
Foundation: 3 - BrickorStone		A OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																					
Frame: 1 - Wood		<b>OTHER FEATURES</b>			1st Res Grid	Desc: Line 1	# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Good				Other																		
Sec Wall:	%	A Kits:	Rating:				Upper																		
Roof Struct: 2 - Hip		Frl:	Rating:				Lvl 2																		
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:				Lvl 1																		
Color: BEIGE					Lower																				
View / Desir: N - NONE					Totals	RMS: 7	BRs: 2	Baths: 1	HB																
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Grade: C+ - Average (+)		Location:		Floor: 2 - 2nd Floor		Exterior:	No Unit	RMS	BRs	FL															
Year Blt: 1921	Eff Yr Blt:	Total Units:		% Own: 52.000000000		Interior:	1	7	2	2															
Alt LUC:	Alt %:	Name:					Additions:																		
Jurisdict:	Fact: .				Kitchen:																				
Const Mod:					Baths:																				
Lump Sum Adj:					Plumbing:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>			Electric:																		
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Override:			Heating:																		
Prim Int Wal 2 - Plaster		Functional:	%				General:																		
Sec Int Wall:	%	Economic:	%				Totals			1	7	2													
Partition: T - Typical		Special:	%																						
Prim Floors: 3 - Hardwood		Override:	%																						
Sec Floors:	%	Total:	18.6 %																						
Bsmt Flr: 12 - Concrete		<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>			<b>SUB AREA</b>												<b>SUB AREA DETAIL</b>					
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten			
Bsmt Gar:		Size Adj.: 1.35000002										GLA	Gross Liv Ar	1,315	415.830	546,811									
Electric: 3 - Typical		Const Adj.: 1.00989902																							
Insulation: 2 - Typical		Adj \$ / SQ: 415.826																							
Int vs Ext: S		Other Features: 60500																							
Heat Fuel: 2 - Gas		Grade Factor: 1.10																							
Heat Type: 3 - Forced H/W		NBHD Inf: 1.20000005																							
# Heat Sys: 1		NBHD Mod:																							
% Heated: 100	% AC:	LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO	Adj Total: 801651																							
% Com Wal	% Sprinkled	Depreciation: 149107																							
		Depreciated Total: 652544																							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>IMAGE</b>												<b>AssessPro Patriot Properties, Inc</b>				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 030.A-0003-0017.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:													Total Special Features:	Total:										